

List of amendments to FEIDA Licence Conditions (to take effect from 8 Sep 2025)

The amendments include (a) changes to existing requirements, (b) clarifications on existing requirements, and (c) editorial amendments.

(A) Changes to existing requirements

Incident and dispute management

LC 3.4.

The fines framework was introduced amid the COVID-19 pandemic to ensure Safe Living Measures were strictly adhered to. Singapore has since exited the pandemic, and the fines framework will be ceased. Dormitory operators will no longer be permitted to impose financial penalties on residents for breaches of House Rules or other reasons.

Existing licence condition	Revised licence condition	Applies to
3.4. For the purposes of LC17.1. the Licensee must report to the Commissioner, in the form, manner and frequency as specified by the Commissioner, of every contravention by a resident of the House Rules for which a financial penalty had been imposed on the resident.	3.4. The Licensee must not impose any financial penalties on residents for breaches of House Rules or for any other reasons, unless otherwise allowed or directed by the Commissioner.	Class 1 to Class 4 Set A ¹ and Set B ²

Lighting and Ventilation

LC 7.13.

While exhaust fans remain mandatory in sanitary facilities, operators may now propose alternative facility layouts or equipment that achieve similar or better infection control outcomes, subject to Commissioner's approval and evidence-based endorsement from relevant government agencies.

Existing licence condition	Revised licence condition	Applies to
7.13. Each sanitary facility must be equipped with at least one exhaust fan.	7.13. Each sanitary facility must be equipped with at least one exhaust fan. Subject to the Commissioner's approval, the Licensee may deploy alternative facility layouts or	Class 1 to Class 4 Set B

¹ Set A refers to dormitories who applied for permission from the relevant government agencies before 18 September 2021 to operate.

² Set B refers to dormitories who applied for permission from the relevant government agencies on or after 18 September 2021 to operate.

	equipment that achieve similar or better outcomes in mitigating infection risk. Such alternative layouts or equipment must be evidence-based and endorsed by the appropriate government agencies.	
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Isolation facilities

LC 13.2.

To ensure that dormitories can respond quickly in a potential pandemic, operators should ensure that the first one-third of required isolation beds must be operational within 48 hours, while the remaining isolation beds must be operational within 5 calendar days from the Commissioner’s direction.

Existing licence condition	Revised licence condition	Applies to
13.2. When directed by the Commissioner, the Licensee must provide additional isolation facilities, at a minimum of three isolation beds per 200 bed spaces (i.e. 1.5%) or part thereof (rounded up to a whole number). The isolation beds must be single-deck beds situated in one or two bedded rooms. Each isolation room must have sanitary facilities, but where it is impractical to provide en-suite sanitary facilities within each isolation room, the Licensee must provide a minimum of one set of sanitary facilities (located outside the isolation room) per five isolation beds, for the exclusive use of the isolation residents. Each set of sanitary facilities must include a water closet (i.e. toilet bowl), a shower point and a hand wash basin. The designated sanitary facilities must be wiped down after every use and regularly cleaned and in accordance with any written law, advisory, guideline or other similar instrument issued by any	13.2. When directed by the Commissioner, the Licensee must provide additional isolation facilities. The minimum number of isolation beds in the additional isolation facilities must be equal to 1.5% of the total bed spaces (rounded up to a whole number). The first one-third of the additional isolation beds (i.e. 0.5% of the total number of bed spaces) (rounded up to a whole number) must be operational no later than 48 hours from the Commissioner’s direction, with the remaining additional isolation beds (i.e. 1% of the total number of bed spaces) operational within 5 calendar days from the Commissioner’s direction. The isolation beds must be single-deck beds situated in one or two bedded rooms. Each isolation room must have access to sanitary facilities, whether en-suite or in a designated area. Where it is impractical to provide en-suite sanitary facilities within each isolation room, for every five additional isolation beds, the Licensee must provide a minimum of one set of sanitary facilities (located	Class 1 to Class 4 Set A and Set B

competent authority. For two bedded rooms, the isolation beds must be separated by a partition of at least 1.8 metres in height between beds such that there is a minimum clearance of one metre between the edges of the bed to another beds. The walls demarcating each isolation room must be at least 1.8 metres in height.

outside the isolation room) for the exclusive use of the five designated isolation residents. Each set of sanitary facilities must include a water closet (i.e. toilet bowl), a shower point and a hand wash basin. The Licensee must ensure that the sanitary facilities are wiped down after every use and regularly cleaned and in accordance with any written law, advisory, guideline or other similar instrument issued by any competent authority. For two bedded rooms, the isolation beds must be separated by a partition of at least 1.8 metres in height between beds such that there is a minimum clearance of one metre between the edges of the bed to another bed. The walls demarcating each isolation room must be at least 1.8 metres in height.

(B) Clarifications on existing requirements

Occupancy limits and living space

LC 4.1.1.

Existing licence condition	Revised licence condition	Applies to
4.1.1. The Licensee must provide each resident with at least 4.5 square metres of living space. "Living space" includes the basic living facilities, such as the sleeping areas, living areas, sanitary facility areas, dining areas, kitchen areas, laundry areas, and yard areas as well.	4.1.1. The Licensee must provide each resident with at least 4.5 square metres of living space. "Living space" includes the basic living facilities, such as the sleeping areas, living areas, sanitary facility areas, dining areas, kitchen areas, and laundry areas.	Class 1 to Class 4 Set A
4.1.1. The Licensee must provide each resident with at least 4.2 square metres of living space. "Living space" includes the sleeping and living areas in the living unit. However, it excludes other areas in the living unit, such as the sanitary facility areas, dining areas, kitchen areas, laundry areas and yard areas.	4.1.1. The Licensee must provide each resident with at least 4.2 square metres of living space within the living unit. "Living space" refers to the sleeping and living areas in the living unit. To avoid doubt, "living space" does not include other areas in the living unit, such as the sanitary facility areas, kitchen areas, and laundry areas.	Class 1 to Class 4 Set B

General maintenance and upkeep

LC 5.4.

Existing licence condition	Revised licence condition	Applies to
5.4. The Licensee must ensure that any bicycles used by the residents are parked in an orderly manner.	5.4. The Licensee must ensure that any bicycles used by the residents are parked in an orderly manner. Any bicycle parking facilities provided by the Licensee in fulfilment of obligations under this licence condition must be at no additional cost or charge to the residents.	Class 1 to Class 4 Set A and Set B

Cooking facilities

LC 8.1.

Existing licence condition	Revised licence condition	Applies to
8.1. The Licensee must provide at least one of the following: 8.1.1. Cooking facilities that are permitted under the Code of Practice for Fire Precautions in Buildings 8.1.2. On-site cookhouse or canteen providing cooked meals; or 8.1.3. Catered cooked meals	8.1. The Licensee must provide at least one of the following at no additional cost or charge to the residents: 8.1.1. Cooking facilities that are permitted under the Code of Practice for Fire Precautions in Buildings. 8.1.2. On-site cookhouse or canteen providing cooked meals. 8.1.3. Access to catered cooked meals.	Class 1 to Class 4 Set A and Set B

Catered food

LC 8.6.

Existing licence condition	Revised licence condition	Applies to
8.6. Where catered food is delivered to the dormitory (whether arranged for by the Licensee, employers or by the residents themselves), the Licensee must take reasonable measures to ensure the food delivered is protected from contamination until it is collected by the residents, such as food collection points and food storage.	8.6. Where catered food is delivered to the dormitory (whether arranged for by the Licensee, employers or by the residents themselves), the Licensee must take reasonable measures to ensure the food delivered is stored in a sheltered area, protected from the natural elements like rain and sun. Appropriate containers and/or methods that provide effective insulation must be used to avoid any contamination or spoilage of the food, taking into account temperature and humidity conditions. Any food collection or storage facilities provided by the Licensee in fulfilment of obligations under this licence condition must be at no additional cost or charge to the residents.	Class 1 to Class 4 Set A and Set B

Laundry facilities

LC 9.1.

Existing licence condition	Revised licence condition	Applies to
9.1. The Licensee must provide either laundry facilities (e.g. washing machines) or laundry services for the residents.	9.1. The Licensee must provide sufficient washing machines or laundry services at no additional cost or charge to the residents.	Class 1 to Class 4 Set A and Set B

LC 9.1.1.

Existing licence condition	Revised licence condition	Applies to
9.1.1. If laundry facilities are provided, the Licensee must separate laundry facilities into sections where each section is designated for the exclusive use of not more than 120 unique residents.	9.1.1. If washing machines are provided, the Licensee must separate the washing machines into sections where each section is designated for the exclusive use of not more than 120 unique residents.	Class 1 to Class 4 Set B

LC 9.3.

Existing licence condition	Revised licence condition	Applies to
9.3. The Licensee must provide sufficient and convenient sheltered clothes hanging facilities that enable proper drying of clothes. If the clothes' hanging area is within public view, appropriate screens must be provided to screen off the clothes hanging area from the public's view.	9.3. The Licensee must provide sufficient and convenient (a) sheltered facilities for residents to dry their clothes, or (b) dryer machines at no additional cost or charge to the residents. The Licensee must ensure that the sheltered facility is not open to public view and screen off the area, if necessary.	Class 1 to Class 4 Set A and Set B

Recreational and commercial amenities

LC 12.2.

Existing licence condition	Revised licence condition	Applies to
<p>12.2. The Licensee must provide the following indoor recreational facilities that have the appropriate equipment that is properly maintained in good working condition:</p> <p>12.2.1. At least one gymnasium of at least 40 square metres;</p> <p>12.2.2. At least one multi-purpose room of at least 100 square metres.</p>	<p>12.2. The Licensee must provide the following indoor recreational facilities that have the appropriate equipment that is properly maintained in good working condition, at no additional cost or charge to the residents:</p> <p>12.2.1. At least one gymnasium of at least 40 square metres.</p> <p>12.2.2. At least one multi-purpose room of at least 100 square metres.</p>	<p>Class 4</p> <p>Set A and Set B</p>

Security access control

LC 16.2.

Existing licence condition	Revised licence condition	Applies to
<p>16.2. The Licensee must issue an identification pass to every resident of the dormitory. The pass must bear a unique, serialised number and the resident's photograph.</p>	<p>16.2. The Licensee must provide and implement a system of identification (whether physical or digital) for every resident of the dormitory. The system of identification must comply with the requirements in the Personal Data Protection Act 2012.</p>	<p>Class 2 to Class 4</p> <p>Set A and Set B</p>

LC 16.3.

Existing licence condition	Revised licence condition	Applies to
<p>16.3. The Licensee must implement access control measures (e.g. security guards, computerised access system etc.) in the dormitory at all times and at all accessible entry and exit points of the dormitory to ensure the following:</p>	<p>16.3. The Licensee must implement access control measures (e.g. security guards, computerised access system etc.) in the dormitory at all times and at all accessible entry and exit points of the dormitory to ensure the following:</p>	<p>Class 2 to Class 4</p> <p>Set A and Set B</p>

<p>16.3.1. that only persons who have been issued with identification passes and registered visitors who have been issued with visitor passes are allowed within the premises of the Living Domain of the dormitory.</p>	<p>16.3.1. that only persons (including both residents and registered visitors) granted access in the system of identification are allowed within the premises of the Living Domain of the dormitory.</p>	
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LC 16.4.

Existing licence condition	Revised licence condition	Applies to
<p>16.4. The identification pass must be returned to the Licensee upon cessation of the residents' stay in the dormitory.</p>	<p>16.4. If the Licensee's system uses physical forms of identification, the Licensee must ensure that the resident returns that form of identification to the Licensee upon the end of the resident's stay in the dormitory. If the Licensee's system uses digital identification, the resident's identity and particulars must be removed from the system upon the end of the resident's stay in the dormitory.</p>	<p>Class 2 to Class 4 Set A and Set B</p>

(C) Editorial amendments

Document retention and reporting

LC 2.1.

Existing licence condition	Revised licence condition	Applies to
<p>2.1. The Licensee must keep and maintain the following documents within the dormitory premises:</p> <p>...</p>	<p>2.1. The Licensee must keep and maintain the following documents for at least one year, and have them available for inspection upon the Commissioner’s request:</p> <p>...</p>	<p>Class 1 to Class 4</p> <p>Set A and Set B</p>
<p>2.1.2. An up-to-date record of persons who are not dormitory residents or persons employed by the Licensee (e.g. visitors, employers of dormitory residents, outsourced service providers, commercial facility operators) entering into the Living Domain (i.e. dormitory living spaces, courtyard, cooking area, dining area, indoor social areas), containing the information below:</p> <p>Name;</p> <p>Contact number,</p> <p>Date and time of entering and leaving the dormitory;</p> <p>Purpose of visit;</p> <p>Company name (if applicable);</p> <p>NRIC/FIN/Work Pass number (last four digits);</p> <p>Occupation Title (if applicable).</p> <p>The Licensee must maintain the record for at least one year and must keep the record within the dormitory premises.</p>	<p>2.1.2. An up-to-date record of persons who are not dormitory residents or persons employed by the Licensee (e.g. visitors, employers of dormitory residents, outsourced service providers, commercial facility operators) entering into the Living Domain (i.e. dormitory living spaces, courtyard, cooking area, dining area, indoor social areas), containing the information below:</p> <p>Name ;</p> <p>Contact number,</p> <p>Date and time of entering and leaving the dormitory;</p> <p>Purpose of visit;</p> <p>Company name (if applicable);</p> <p>NRIC/FIN/Work Pass number (last four digits);</p> <p>Occupation Title (if applicable).</p>	

Incident and dispute management

LC 3.6.3.

Existing licence condition	Revised licence condition	Applies to
3.6.3. The Licensee must maintain these records for at least one year and must keep the records within the dormitory premises.	3.6.3. The Licensee must keep and maintain these records for at least one year and have them available for inspection upon the Commissioner's request.	Class 1 to Class 4 Set A and Set B

Occupancy limits and living space

LC 4.1.1.1.

Existing licence condition	Revised licence condition	Applies to
4.1.1.1 Each resident must not be housed in living unit with more than 12 residents.	4.1.1.1 Each resident must not be housed in a living unit with more than 12 residents.	Class 1 to Class 4 Set B

Bed

LC 7.3.1.

Existing licence condition	Revised licence condition	Applies to
7.3.1 There must be a minimum distance of one metre horizontally between the edges of one bed to another bed. Subject to the Commissioner's approval, licensees can have alternative layouts that achieve similar or better outcomes in mitigating infection risk. Such alternative layouts must be evidence-based and endorsed by appropriate agencies.	7.3.1 There must be a minimum distance of one metre horizontally between the edges of one bed to another bed. Subject to the Commissioner's approval, licensees can have alternative layouts that achieve similar or better outcomes in mitigating infection risk. Such alternative layouts must be evidence-based and endorsed by the appropriate government agencies.	Class 1 to Class 4 Set B

Potable water

LC 8.9.

Existing licence condition	Revised licence condition	Applies to
8.9. The Licensee must ensure that the water dispensers or water kettles, whichever are applicable, are properly maintained.	8.9. The Licensee must ensure that if water dispensers or water kettles are provided, they are properly maintained.	Class 1 to Class 4 Set B

Education and outreach

LC 10.1.

Existing licence condition	Revised licence condition	Applies to
10.1. The Licensee must conduct briefings on dormitory rules to the residents at the dormitory, within seven days of the residents taking up residency. Records of attendance of the residents at such briefings must be kept in the dormitory premises.	10.1. The Licensee must conduct briefings on dormitory rules to the residents at the dormitory, within seven days of the residents taking up residency. The Licensee must keep and maintain the residents' attendance records at such briefings for at least one year, and have them available for inspection upon the Commissioner's request.	Class 1 to Class 4 Set A and Set B

Provision of dedicated transport

LC 11.2.

Existing licence condition	Revised licence condition	Applies to
11.2. The Licensee must ensure that residents who do not walk or cycle to their workplaces have access to adequate dedicated transport arrangements to and from their workplaces. The Licensee must seek LTA's approval for any deviations from this requirement, such as providing dedicated transport arrangements for a minority of the residents between the dormitory and a public transport	11.2. The Licensee must ensure that residents who do not walk or cycle to their workplaces have access to adequate dedicated transport arrangements to and from their workplaces. The Licensee must seek LTA's approval for any deviations from this requirement, such as providing dedicated transport arrangements for a minority of the residents between the dormitory and a public transport node (such as an MRT station or bus stop) that is approved by LTA. If required by LTA,	Class 3 to Class 4 Set A and Set B

<p>node (such as an MRT station or bus stop) that is approved by LTA. If required by LTA, the Licensee must implement additional measures that may include but are not limited to the provision of more frequent dedicated transport services between the dormitory and the residents' workplaces. The Licensee must not levy any charges on the residents for any dedicated transport provided by the Licensee in fulfilment of his obligations under this licence condition or additional measures required by LTA .</p>	<p>the Licensee must implement additional measures that may include but are not limited to the provision of more frequent dedicated transport services between the dormitory and the residents' workplaces. Any dedicated transport provided by the Licensee in fulfilment of obligations under this licence condition or additional measures required by LTA must be at no additional cost or charge to the residents.</p>	
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Isolation facilities

LC 13.1.

Existing licence condition	Revised licence condition	Applies to
<p>13.1. The Licensee must provide a minimum of one isolation bed per 100 bed spaces (i.e. 1%) or part thereof (rounded up to a whole number)^[1] at all times.</p>	<p>13.1. The Licensee must provide a minimum of one isolation bed per 100 bed spaces (i.e. 1% of the total number of bed spaces) or part thereof (rounded up to a whole number)^[1] at all times.</p>	<p>Class 1 to Class 4 Set A</p>
<p>13.1. The Licensee must provide a minimum of one isolation bed per 100 bed spaces (i.e. 1%)^[3] or part thereof (rounded up to a whole number) at all times. All isolation beds provided must be single-deck beds.</p>	<p>13.1. The Licensee must provide a minimum of one isolation bed per 100 bed spaces (i.e. 1% of the total number of bed spaces) or part thereof (rounded up to a whole number)^[1] at all times. All isolation beds provided must be single-deck beds.</p>	<p>Class 1 to Class 4 Set B</p>

³ For example, if the dormitory has an occupancy load of 110 bed spaces, a minimum of two isolation beds must be provided.

LC 13.1.1.

Existing licence condition	Revised licence condition	Applies to
<p>13.1.1. The first 0.5% of the isolation beds (rounded up to a whole number) must be situated in one bedded rooms with en-suite sanitary facilities within each isolation room which must include a water closet (i.e. toilet bowl), a shower point and a hand wash basin.</p>	<p>13.1.1. The first half of the isolation beds (i.e. 0.5% of the total number of bed spaces) (rounded up to a whole number) must be situated in one bedded rooms with en-suite sanitary facilities within each isolation room which must include a water closet (i.e. toilet bowl), a shower point and a hand wash basin.</p>	<p>Class 1 to Class 4 Set B</p>

LC 13.1.2.

Existing licence condition	Revised licence condition	Applies to
<p>13.1.2. The remaining isolation beds must be situated in one or two bedded rooms with en-suite sanitary facilities within each isolation room which must include a water closet (i.e. toilet bowl), a shower point and a hand wash basin. For two bedded rooms, the isolation beds must be separated by a partition of at least 1.8 metres in height between the beds such that there is a minimum clearance of one metre between the edges of the bed to another bed.</p>	<p>13.1.2. The remaining isolation beds (i.e. 0.5% of the total number of bed spaces) must be situated in one or two bedded rooms with en-suite sanitary facilities within each isolation room which must include a water closet (i.e. toilet bowl), a shower point and a hand wash basin. For two bedded rooms, the isolation beds must be separated by a partition of at least 1.8 metres in height between the beds such that there is a minimum clearance of one metre between the edges of the bed to another bed.</p>	<p>Class 1 to Class 4 Set B</p>